

WARRANTY DEED

MABEL S. OSWALT

GRANTOR

TO

DENNIS STANFORD AND WIFE, TAMMY STANFORD

GRANTEES

This Deed of Conveyance is this day made by the undersigned MABEL S. OSWALT, hereinafter referred to as the GRANTOR, and DENNIS STANFORD and wife, TAMMY STANFORD, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by MABEL S. OSWALT, the GRANTOR, does hereby and by these presents sell, convey, and warrant unto DENNIS STANFORD and wife, TAMMY STANFORD, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

1.75 acres, more or less, being pat of the southeast quarter of Section 26, Township 2 South, Range 9 West, DeSoto County, Mississippi, and described as follows:

Commencing at the northeast corner of the southeast quarter of Section 26, Township 2 South; Range 9 West. Said point being marked by a nail in Old 301 Highway. Thence N 89°41'10"W-880.0' along the north line of the southeast quarter of section 26 to a point at the northeast corner of Oswalt Jr. 1.5 acre tract (deed book 85 page 120) and the original northeast corner of the Mabel Oswalt's 10.0 acre tract. Thence S 00°44'29"W-210.0' along the east line of the Oswalt Jr. 1.5 acre tract to an iron pin at the southeast corner of said 1.5 acres and at the northeast corner of said 1.75 acres and the point of beginning (P.O.B.). Thence N 89°41'10"W-175.0' along the south line of Oswalt Jr. 1.5 acre tract to an iron pin. Thence S 00°44'29"W-497.79' to a

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point in the center of Old 301 Highway (point marked by a iron pin set 30' north on line) and on the south line of the Mabel Oswalt's original 10.0 acre tract. Thence N 54°45′E-216.28' along the center of Old 301 Highway and the south line of the Mabel Oswalt's original 10.0 acre tract to a point (point marked by an iron pin set 30' north on line). Thence N 00°44′29″E-372.0' along the east line of the Mabel Oswalt's 10.0 acre tract to the point of beginning. Parcel being part of the Mabel Oswalt's remaining 7.0 acres of the original 10.0 acre tract as recorded in deed book 44 page 176 of the office of Chancery Clerk, DeSoto County, Mississippi. As per survey of Jerry T. Stafford dated November 7, 2007.

The foregoing covenant of warranty is made subject to the following: all recorded and/or unrecorded rights of ways and easements for public roads and/or public utilities, including but not limited to that certain right of way in favor of MP&L as found at Deed Book 25 Page 229; all subdivision and zoning regulations in effect in DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; to any unrecorded rights-of-way or easements; to any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal and to all restrictive covenants, building restrictions and easements of record, if any at all.

Taxes and assessments against said property for the year 2007 shall be prorated as of the date of this deed and taxes and assessments for the year 2008 shall be the responsibility of the GRANTEES, and/or their successor's in interest, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantor herein warrants that the property being conveyed is no part or parcel of her homestead.

Possession is given on delivery of this deed.

WITNESS MY SIGNATURE, on this the 13th day of December, 2007.

MABEL S. OSWALT

STATE OF MISSISSIPPI COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state on this the 13th day of December, 2007, within my jurisdiction, the within named MABEL S. OSWALT, who acknowledged that she executed the above and foregoing instrument.

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGI MY COMMISSION EXPIRES: May 15, 2011 HUNDED THE POTARY PUBLIC UNDERWRITERS NOT ARY PUBLIC

GRANTOR'S ADDRESS:

7182 Old 301 Highway Lake Cormorant, MS 38641

RES. TEL.: N/A BUS. TEL.: N/A

GRANTEES' ADDRESS:

004 Highway 301 S.

Lake Cormorant, MS 38641

RES. TEL.: 901-832-2968

BUS. TEL.: N/A

Prepared by: Kenneth E. Stockton Attorney at Law 5 West Commerce St. Hernando, MS 38632 662-429-3469

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